

Attachment 2
Consideration of Northgate Rezone Policy Proposed by Howland Homes
June 21, 2004

On March 24, 2004, the City Council adopted Resolution 30662, which identifies what amendments will be given further consideration during the 2004 update of the Comprehensive Plan. One of the amendments they identified was incorporating the Northgate Area Comprehensive Plan (NACP) goals and policies into the Comprehensive Plan. Another amendment they identified for consideration related to a proposed rezone in the Northgate plan area.

In 2003, a private developer, Howland Homes, proposed a rezone from single family to Lowrise 1 multifamily zoning for the block face on the north side of North 113th Street between Meridian and Corliss Avenues. This site was found not to meet any of the criteria for single family zoning except the provision that it was designated as single family in the NACP. The rezone was denied on this basis. The developer then proposed the following amendment to the proposed Northgate section of the Comprehensive Plan that would address this criterion and permit consideration of the rezone:

Rezoning of land on the north side of North 113th St. between Meridian and Corliss Avenues, from a single-family designation to a Lowrise 1 (L-1) designation may be considered.

Barbara Maxwell, a member of the Northgate Stakeholders Group, proposed an amendment to the Comprehensive Plan which was intended to preserve single family zoning in the Northgate Area and prevent the Howland Homes rezone and other upzones. Her proposal is:

Mapped single family zoned areas are designated as appropriate for single family use.

The Northgate Area Comprehensive Plan Subcommittee discussed this issue at their meeting on June 15, 2004. It did not support the Howland Homes proposal, and agreed with the direction of Barbara Maxwell's proposed language. Barbara was out of town and unable to attend the June 15th meeting, but had left a message that the goal of maintaining single family zoning was more important to her than the exact wording of the policy. The Subcommittee supported the following new policy (Policy 8 in Attachment 1):

Maintain the character and integrity of the existing single-family zoned areas by maintaining current single family zoning.

The City Council directed that prior to final Council consideration of this proposal, a neighborhood review process should be conducted. The Northgate Stakeholders Group is a forum with wide-ranging representation for review of this proposal (Howland Homes has also contacted the Haller Lake Community Council).

What is the advice of the Stakeholders Group on this proposal?

Department of Planning and Development
City of Seattle
June 24 Meeting Handout
Attachment 2, Howland Homes Proposal

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